

FOR LEASE

Former Rite Aid - Briarcliff Rd, Atlanta, GA

1799 Briarcliff Rd | Atlanta, GA



Overview

LEASE RATE	\$9.00 SF/yr (MG)
BUILDING SIZE	10,080 SF
LEASE END DATE	8/27/2023



Contact

STEWART PRESTON

678.259.9569 | stewart.preston@srsre.com

Description

- Former Rite Aid building
- Located on Briarcliff Rd in the strip mall
- All offers are subject to approval by Walgreens Real Estate Committee

Demographics

	1 MILE	3 MILES	5 MILES
Median Household Income	\$71,215	\$73,579	\$71,468
Average Household Income	\$115,270	\$113,474	\$110,743
Households	6,964	72,135	193,789
Daytime Population	52,502	232,774	714,369

Year: 2018 | Source: ESRI

Traffic Counts

Clifton Rd	20,000 VPD
Briarcliff Rd NE	15,000 VPD
Johnson Rd NE	11,000 VPD

Year: 2017 | Source: GDOT

SRS REAL ESTATE PARTNERS | 3445 Peachtree Road NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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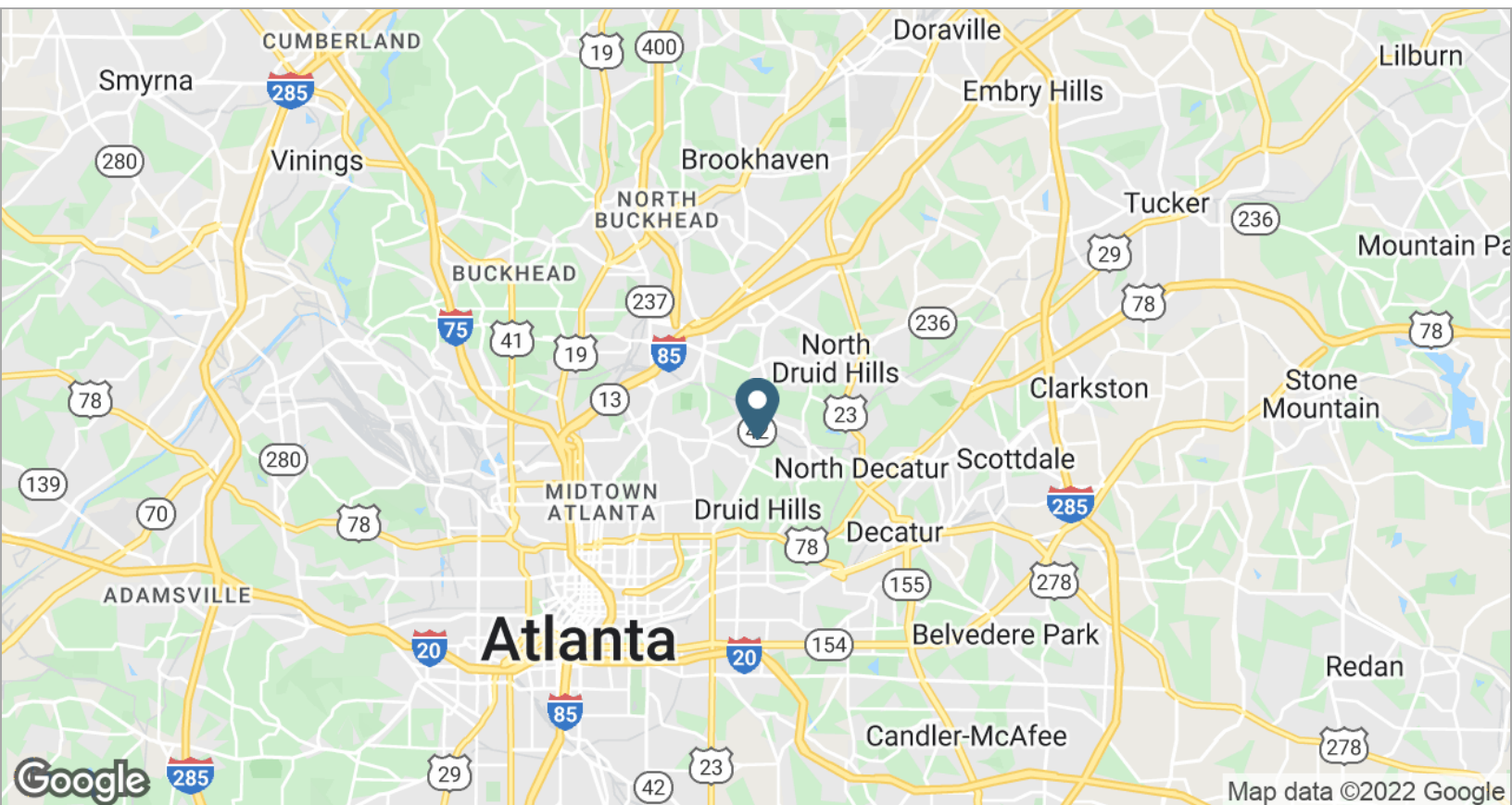
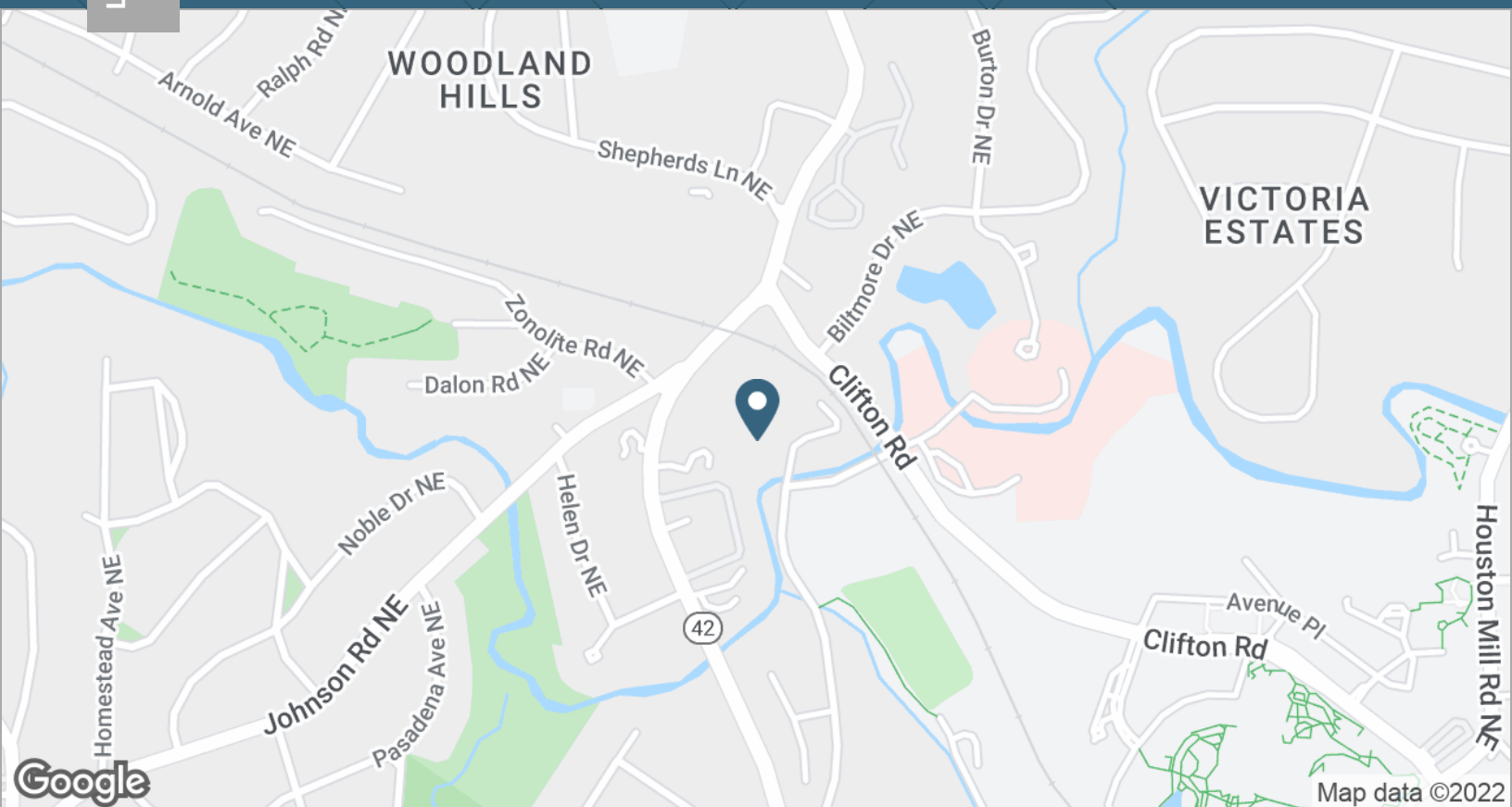
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	1 mile	3 miles	5 miles
Population			
2018 Population	14,454	145,679	402,243
2000 Population	12,119	117,756	312,068
2010 Population	12,561	128,005	342,145
2023 Population	15,495	157,071	443,602
2000-2010 Annual Rate	0.36%	0.84%	0.92%
2010-2018 Population: Annual Growth Rate	1.72%	1.58%	1.98%
2018-2023 Population: Annual Growth Rate	1.40%	1.52%	1.98%
2018 Median Age	31.6	34.5	34.3
Households			
2000 Households	5,706	58,698	142,628
2010 Households	5,836	63,275	162,348
2018 Total Households	6,964	72,135	193,789
2023 Total Households	7,544	77,740	215,279
2000-2010 Annual Rate	0.23%	0.75%	1.30%
2010-2018 Households: Annual Growth Rate	2.17%	1.60%	2.17%
2018-2023 Households: Annual Growth Rate	1.61%	1.51%	2.13%
2018 Average Household Size	1.87	1.95	1.96
Housing Units			
2018 Total Housing Units	7,525	79,136	218,031
2018 Owner Occupied Housing Units	2,502	28,076	76,403
2018 Renter Occupied Housing Units	4,463	44,059	117,386
2018 Vacant Housing Units	561	7,001	24,242
Race and Ethnicity			
2018 White Alone	75.6%	67.6%	60.8%
2018 Black Alone	7.5%	14.0%	21.8%
2018 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2018 Asian Alone	10.7%	8.9%	9.2%
2018 Pacific Islander Alone	0.0%	0.1%	0.0%
2018 Hispanic Origin (Any Race)	7.4%	12.2%	10.0%
Income			
2018 Median Household Income	\$71,215	\$73,579	\$71,468
2018 Average Household Income	\$115,270	\$113,474	\$110,743
Per Capita Income	\$55,877	\$57,102	\$54,629
2018 Population 25+ by Educational Attainment			
Total	9,381	105,140	285,346
High School Graduate	7.1%	7.8%	8.8%
GED/Alternative Credential	1.1%	1.2%	1.3%
Some College, No Degree	6.4%	10.8%	12.1%
Associate Degree	5.4%	3.9%	4.2%
Bachelor's Degree	35.3%	36.4%	35.1%
Graduate/Professional Degree	41.5%	34.6%	32.2%
Data for all businesses in area			
Total Businesses:	395	7,477	25,951
Total Employees:	34,127	176,323	496,135
Total Residential Population:	14,454	145,679	402,243
Employee/Residential Population Ratio:	2.36:1	1.21:1	1.23:1
2018 Total Daytime Population	52,502	232,774	714,369
Workers	46,202	178,707	554,332
Residents	6,300	54,067	160,037